

SCOTTSDALE

PLANNING COMMISSION MEETING

***AMENDED MEETING NOTICE AND AGENDA**

***ADDED REGULAR AGENDA ITEM NO. 12**



PLANNING COMMISSION BOARD

Michael D'Andrea, Chair
Ed Grant, Vice-Chair
Jay Petkunas

Matthew Cody
Michael Edwards
David Brantner
Erik Filsinger

Wednesday, December 14, 2011

5:00 P.M.

MARKED AGENDA

PLANNING COMMISSION MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Roll Call – **Commissioner Petkunas absent; Commissioner Cody arrived at 5:09p.m.**

Minutes

1. Approval of November 9, 2011 Regular Meeting Minutes including Study Session.
Item No. 1: Approved 5-0; Motion by Grant, 2nd by Filsinger.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONTINUANCE AGENDA

2. [9-ZN-2011 \(Shea Memory Center\)](#)
3. [34-UP-2011 \(Shea Memory Center\)](#)

Request approval to rezone from Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single-Family Residential Environmentally Sensitive Lands (R1-70 ESL) zoning; and request for a Conditional Use Permit for a Specialized Residential Health Care Facility on a 6 +/- acre site located at 13021 E. Shea Boulevard. Staff contact person is Louisa Garbo, 480-312-2671.

Applicant contact person is George Zajacek, 480-451-1824.

Request by applicant for a continuance to February 8, 2012.

Item Nos. 2 & 3: Continued to February 8, 2012, by a vote of 5-0; Motion by Brantner, 2nd by Filsinger.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEOVITZ AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEOVITZ AT (480-312-4213).

EXPEDITED AGENDA

4. [13-ZN-2011 \(Scottsdale and Lincoln Mixed Use\)](#)

Request by owner for a zoning district map amendment from Commercial Office District (C-O) zoning to Planned Unit Development (PUD) District zoning, including approval of a Development Plan and amended development standards for Residential Open Space, on an 8.44 +/- acre site located at 6510 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713.

Applicant contact person is Jason Morris, 602-230-0600.

5. [40-UP-2011 \(Browns Ranch Trailhead - MUMSP\)](#)

Request by City of Scottsdale for approval of Municipal Use Master Site Plan for a new trailhead facility for the "Browns Ranch Trailhead" access into the McDowell Sonoran Preserve on 639.4 +/- acres of city-owned properties located on the N. Alma School Road alignment, approximately a quarter-mile north of the E. Dixileta Drive alignment with Single-Family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Philip Weddle, 480-517-5055.**

6. [9-AB-2011 \(Sante Abandonment\)](#)

Request by owner to abandon 25 +/- feet of right-of-way easement along E. Earll Drive and N. Civic Center Plaza, located adjacent to 7345 E. Earll Drive with Highway Commercial District (C-3) zoning. Staff contact person is Brad Carr, 480-312-7713. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

7. [6-TA-2011#2 \(Vehicles / Automobiles Text Amendment\)](#)

Request by City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455). This text amendment affects the entire City and proposes amendments to Article I (Administration and Procedures), Article III. (Definitions), Article IV. (Districts and Boundaries Thereof), Article V. (District Regulations), Article VI. (Supplementary Districts), Article VII. (General Provisions), and Article IX. (Parking and Loading Requirements). The purpose of these changes is to update regulations related to use and development regulations for carwashes. This proposal was separated from a related text amendment, 6-TA-2011, that included automobile dealerships including cars/boats/trucks/trailers; vehicle repair/service/rental/building; vehicle retail and services for smaller vehicles such as bicycles. **Staff/Applicant contact person is Kira Wauwie, 480-312-7898.**

8. [12-ZN-2011 \(Scottsdale Water Campus\)](#)

Request by the City of Scottsdale for a zoning map amendment from the Open Space, Planned Community District, Environmentally Sensitive Lands (O-S/P-C/ESL) zoning to the Open Space, Planned Community District (O-S/P-C) zoning on 89.9 +/- acres, and approved of a Development Plan on 142 +/- acres of City-owned properties located at the southwest corner of N. Pima Road and E. Hualapai Drive and the northwest corner of E. Union Hills Drive and N. 88th Street (old N. Pima Road alignment). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bill Peifer, 312-7869.**



9. [39-UP-2011 \(Scottsdale Water Campus - Conditional Use Permit\)](#)
10. [37-UP-2011 \(Scottsdale Water Campus - Municipal Use Master Site Plan\)](#)
Request by the City of Scottsdale for a Conditional Use Permit on 89.9 +/- acres of City-owned properties located at 8787 E. Hualapai Road, near the southwest corner of N. Pima Road and E. Hualapai Drive; and request for a Municipal Use Master Site Plan (MUMSP), for the purpose of creating a MUMSP that encompasses the entire Scottsdale Municipal Campus at 8787 E. Hualapai Road on 142 +/- acres of City owned properties located at the southwest corner of N. Pima Road and E. Hualapai Drive. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Bill Peifer, 480-312-7869.**
11. Approval of 2012 Calendar
Item Nos. 4 - 11: Recommended City Council approve cases 13-ZN-2011, 40-UP-2011, 9-AB-2011, 6-TA-2011#2, 12-ZN-2011, 39-UP-2011, and 37-UP-2011, by a vote of 5-0; Motion by Filsinger, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, based upon the finding that the Municipal Use Master Site Plan criteria have been met, after determining that the proposed text amendment is consistent and conforms with the adopted General Plan, after finding that the Planned Unit Development Criteria have been met, after finding that the Planned Community District Criteria have been met, and after determining that the proposed zoning map amendments are consistent and conform with the adopted General Plan; and move to approve the 2012 meeting calendar; 2nd by Edwards.

REGULAR AGENDA

- *12. Discussion and possible action regarding a possible future joint study session with the Scottsdale Airport Advisory Commission regarding land uses in the airport vicinity and airport influence areas.
Item No. 12: Moved to request a joint meeting between the City of Scottsdale Planning Commission and Airport Advisory Commission at a to be determined date and location, by a vote of 6-0; Motion by Grant, 2nd by Cody.

NON-ACTION AGENDA

13. [1-TA-2010 \(I-1 Industrial Park District Text Amendment\)](#)
Review and discussion of the proposed amendments to the Zoning Ordinance requirements pertaining to the Industrial Park (I-1) District. **Staff contact person is Louisa Garbo, 480-312-2671.**
14. [2-TA-2010 \(I-G Light Employment District Text Amendment\)](#)
Review and discussion of the proposed amendments to the Zoning Ordinance requirements pertaining to the Light Employment (I-G) District. **Staff contact person is Louisa Garbo, 480-312-2671.**



15. [3-TA-2010 \(C-4 General Commercial District Text Amendment\)](#)
Review and discussion of the proposed amendments to the Zoning Ordinance requirements pertaining to the General Commercial (C-4) District. **Staff contact person is Kim Chafin, 480-312-7734.**
16. [6-TA-2009#2 \(Downtown Ordinance\)](#)
Review and discussion of the proposed amendments to the Zoning Ordinance requirements pertaining to Downtown Development. **Staff contact person is Dan Symer, 480-312-4218.**

Adjournment – 6:35p.m.



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